

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Essex County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$23,022,080**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	89.20 %	96.56 %	26	96.45 %	3	6	
% of Funds Disbursed	78.04 %	86.43 %	25	87.93 %	5	9	
Leveraging Ratio for Rental Activities	4.58	5.03	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.16 %	84.74 %	14	83.38 %	53	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.11 %	64.68 %	10	70.15 %	51	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.04 %	83.27 %	7	80.67 %	79	73	
% of 0-30% AMI Renters to All Renters***	76.07 %	44.73 %	4	45.30 %	95	91	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.72 %	96.41 %	20	95.32 %	29	32	
Overall Ranking:			In State:	6 / 27	Nationally:	88 86	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,199	\$27,754		\$26,635	748 Units	83.70 %	
Homebuyer Unit	\$22,621	\$16,833		\$14,938	130 Units	14.50 %	
Homeowner-Rehab Unit	\$41,030	\$15,615		\$20,675	16 Units	1.80 %	
TBRA Unit	\$0	\$8,313		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Essex County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,454	\$129,432	\$42,576
State:*	\$106,840	\$96,519	\$17,329
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	46.7	12.1	25.0	0.0	Single/Non-Elderly:	36.9	31.8	18.8	0.0
Black/African American:	49.9	77.6	75.0	0.0	Elderly:	51.3	6.5	56.3	0.0
Asian:	0.7	0.0	0.0	0.0	Related/Single Parent:	7.1	44.9	25.0	0.0
American Indian/Alaska Native:	0.0	0.9	0.0	0.0	Related/Two Parent:	1.5	14.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0	Other:	3.2	2.8	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.9	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	2.5	6.5	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	76.7	26.2	25.0	0.0	Section 8:	52.8	3.7 [#]		
2 Persons:	10.4	30.8	62.5	0.0	HOME TBRA:	1.3			
3 Persons:	2.5	23.4	6.3	0.0	Other:	26.9			
4 Persons:	2.2	9.3	6.3	0.0	No Assistance:	19.1			
5 Persons:	0.8	6.5	0.0	0.0					
6 Persons:	7.0	0.9	0.0	0.0					
7 Persons:	0.3	2.8	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			421	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Essex County Consortium

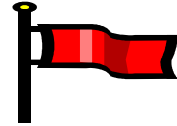
State: NJ

Group Rank: 88
 (Percentile)

State Rank: 6 / 27 PJs

Overall Rank: 86
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	96.16	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	74.11	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.04	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	95.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	3.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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